



February 22, 2016

City of Kirkland
123 5th Avenue
Kirkland, WA 98033

To whom it may concern,

Below are a list of questions compiled for the pre-submittal conference meeting for the Beta Townhomes Project.

1. Please provide clarification on the application of code sections 92.30 #4 “Techniques to Achieve Architectural Scale in All Zones” and #5 “Techniques to Achieve Architectural Scale in the RHBD and the TLN Zones”. It appears the project must meet two of the design elements in Section #4 and three of the design elements shown in Section #5. It looks like some of the items in Section #5 trump Section #4 language and if the design element is met according to Section #5 then it satisfies one of the required design elements required in Section #4. Is this correct?
2. Please confirm that the section 92.30 #5 design elements only apply to the side of the building with the main building entrance.
3. Can you provide clarity regarding the articulation intervals and how they apply to the building? It appears that we must provide three modulation techniques per Section #5 at 30 foot “articulation intervals” per section #5 b 1. Does this mean that over a 30’ span, three modulation techniques should be applied, then 30’ of blank wall would be allowed adjacent to it, followed by another 30’ consisting of three modulation techniques?
4. Please confirm that the elements and techniques identified in section 92.30 #6 “Achieving Human Scale in All Zones” only apply to the two buildings closest to 116th Street as shown on our site plan.
5. Please confirm that the elements identified in section 92.35 #1 “Building Material, Color and Detail” only apply to the two buildings closest to 116th Street as shown on our site plan.
6. The water main routing is seeking to meet the intent of a requirement for main looping given in the first pre-submittal conference for the site. Please confirm the proposed layout sufficiently meets the intent of the requirement.
7. Please confirm that the storm pump does not require backup power as it is provided by a gravity overflow.





8. The original pre-submittal conference requirements do not seem to address aisle widths for the drive aisle. It addresses the driveway is to be 20' min. please confirm that this also applies to drive aisle widths.
9. Fire designates 25' min radius for emergency vehicle access. Please confirm that emergency vehicle access is not required for townhouse access "subaisles" off of the main aisle as each unit is within the hose pull length from a fire truck parked on the main aisle.
10. Please provide dimensions for the standard fire truck/emergency vehicle for our onsite turning analyses.

Thank you for providing us comments. Please feel free to contact me if there are any questions or if there is a need to further discuss the project.

Sincerely,

Justin Goroch, PE

JG:ac